
BZA-1839
ROLLING MAUL, LLC
Special Exception

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the owner, is requesting a special exception to expand a previously-approved special exception BZA-1820, heard earlier this spring. In this request, petitioner has proposed an outdoor soccer practice field in addition to an indoor field (SIC 7999 – Amusement and Recreation Services (outdoor) and SIC 7997—Membership Sports and Recreation Clubs).

The property is located at the end of Conservation Club Road, at 2920 Conservation Club Road, Longlois Reserve (E½) 23-4. (UZO 3-2)

AREA ZONING PATTERNS:

The property is zoned A (Agricultural) and FP (Flood Plain), as is most land to the south. The site has a small northwest corner in the flood plain which is associated with the Wildcat Creek; the flood plain is delineated on the site plan. Flood Plain zoning dominates to the north across Conservation Club Road. Nearing its intersection with Schuyler Avenue, zoning is a mix of GB (General Business) and R1 (Single-Family Residential).

AREA LAND USE PATTERNS:

Currently unimproved, the property sits at the end of Conservation Club Road with residential uses on either side while agricultural uses dominate to the north. The Conservation Club is about ¼ mile to the east. Approaching Schuyler, uses become more residential with a handful of homes lining the west side of Conservation Club Road. The Springvale Cemetery is located south of the site and uses become a mix of residential, commercial and industrial in both directions along Schuyler.

TRAFFIC AND TRANSPORTATION:

A local road, no traffic counts have been recorded on Conservation Club Road. Conservation Club Road is accessed off Schuyler via unrestricted ingress/egress.

The parking requirement for this use is one per employee on the largest shift and additional parking standard formulated by the Administrative Officer. In this case the required parking is one per player on each field (22 players on a field—11 on each team x 2 fields=44); petitioner has 64 spaces shown. A previous soccer field special exception used a one space per player standard. Petitioner has above and beyond required parking with overflow parking located in the flood plain portion of the property (a permitted land use).

The site is accessed by a one lane, earthen drive which crosses a county-owned drainage ditch. Petitioner must contact the County Highway Department, whose maintenance of

Conservation Club Road ends about 150' west of petitioner's site, regarding necessary improvements to the property's entrance. According to the County Highway Department, the ditch may not be filled and the drive must meet commercial standards.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

There are no bufferyards associated with this use. Certain open uses require special setbacks (UZO 4-4-8-a-1) however soccer fields (indoor or outdoor) are not included in this list.

According to the City Engineer's department when and if sewer becomes available to this area (called Service Area 1—service is dependent on available funds), this particular site is still located thousands of feet away from the nearest lateral. Petitioner will also need to meet all applicable county Health Department regulations for the septic system. Petitioner has indicated Schneider Engineering a topographical survey, soil borings and a watershed plan for the site nearly completed.

STAFF COMMENTS:

This site is located in the city's planned growth area, as evidenced by future plans to extend sanitary sewer. When construction of the Hoosier Heartland corridor is complete, this area of our community could see significant growth in both the commercial and industrial sectors. However, because this site is located well off Schuyler, incompatibility with future uses is limited. The site is surrounded on most sides by agricultural uses and flood plain.

Petitioner has shown four 50' pole lights illuminating the outdoor playing field. To minimize lighting that may be intrusive to the two homes surrounding this site, staff recommends a recorded commitment stating that all lighting must be directed onto the ground and away from neighboring homes.

Noise and traffic associated with this use will be concentrated at specific times, not at all times of the day. Both noise and traffic have some potential to be intrusive to the currently isolated neighboring residences. According to Greater Lafayette Recreational Soccer Alliance's website there are 10 soccer fields spread through the county and several located near dense neighborhoods: next to Central Catholic on 9th Street, Cumberland Park in West Lafayette and fields next to Miami Elementary. Petitioner has also proposed very specific operating hours in an effort to mitigate any negative impacts on surrounding properties (from the petition):

- Winter Months, indoor structure: Nov. 1 – Mar. 31, Mon-Fri: 8:00 am to midnight, Sat. & Sun.: 24 hours
- Winter Months, outdoor facility: Nov. 1 – Mar. 31, Mon-Sun: 8:00 am to sunset (5:00 pm)
- Summer Months, indoor structure: Apr. 1 – Oct. 31, Mon-Fri: 8:00 am to midnight, Sat. & Sun.: 7:00 am to midnight
- Summer Months, outdoor facility: Apr. 1 – Oct. 31, Mon-Sun: 7:00 am to sunset (varies; beginning of summer 9:00 pm, end of summer 10:00 pm)

At its meeting on October 5, 2011 the Executive Committee of the Area Plan Commission voted that granting this request would not substantially adversely affect the Comprehensive Plan.

Regarding the ballot items:

1. Section 3.1 of the Unified Zoning Ordinance **DOES** authorize the special exception for these uses (SIC 7999 & 7997) in the A zoning district.

And it is staff's opinion that:

2. The requirements and development standards for the requested use as prescribed by the Unified Zoning Ordinance **WILL** be met. All setbacks, parking and lot development standards are met.
3. If the recommended commitment regarding light intrusion is recorded, granting the special exception **WILL NOT** subvert the general purposes served by the Ordinance.
4. Granting the special exception **WILL NOT** materially and permanently injure other property or uses in the same district and vicinity because of:
 - a. Traffic generation: While traffic entering the site may be heavy at times, traffic will not be constant but will come in waves and should not have a negative affect on other uses. Additionally, petitioner must receive driveway approval from County Highway to ensure the driveway can handle the proposed amount of traffic;
 - b. Placement of outdoor lighting: Four 50' pole lights are shown Staff is recommending a recorded commitment to prevent light intrusion on neighboring properties;
 - c. and d. Noise production and Hours of Operation:
Hours of operation of 8 a.m. until midnight on weekdays and 24 hours on weekends have the potential to be intrusive, but by limiting activity to indoor only and until sunset for outdoor activities, the potential for adverse impacts on neighboring uses will be significantly lessened. While both noise, and by extension, hours of operation have the potential to be intrusive to neighboring residences, limiting outdoor activity should mitigate possible negative effects.

STAFF RECOMMENDATION:

Approval, with the following commitment and condition:

COMMITMENT:

1. A recorded commitment that all lighting shall be pointed down at the fields and away from neighboring uses

CONDITION:

1. Before applying for an Improvement Location Permit, the site entrance must meet County Highway requirements.